



Order Filed on May 16, 2024
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-1(b)

WALTER D. NEALY, PC
ATTORNEY AT LAW
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Englewood, New Jersey 07631
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Fax: 201-227-6118
Email: nealylaw@gmail.com

In Re:

Pauline Tomlinson
Incorrectly stated as Paulette Tomlinson

Case No: 16-33113-JKS
Chapter: 13
Hearing Date: 2/8/2024
Judge: Sherwood

Modified

ORDER ON MOTION TO CANCEL AND DISCHARGE:

☒ MORTGAGE ☐ LIEN ☐ OTHER (specify) _____

The relief set forth on the following page is hereby **ORDERED**.

DATED: May 16, 2024



Honorable John K. Sherwood
United States Bankruptcy Court

The debtor(s) having filed a Motion to Cancel or Discharge Mortgage or Lien, and the court having considered any objections filed, it is hereby ORDERED that:

☐ The debtor's motion is denied.

☒ The debtor's motion is granted, and the Mortgage or Lien referenced below is hereby cancelled, voided, and/or discharged of record and a certified or exemplified copy of this Order shall be recorded by the Clerk or Register of Deeds with whom the original mortgage or lien was recorded.

Description of Real Property:

Location (Street Address) 1060 Wilson Avenue, Teaneck, New Jersey 07666

Incorrectly as 1060 Wilson Street, Teaneck, NJ 07666

Description of Mortgage/Judgment Lien:

- a. Original Mortgagee/Lienholder: Hafnador Enterprises
- b. Current Assignee: _____
- c. Current Servicer: _____
- d. Date of Mortgage/Lien: May 5, 2006
- e. Date of Recordation: September 14, 2006
- f. Place of Recordation: Bergen County Clerk
 - i. Mortgage Book: 16258
 - ii. Page: 378
- g. Original Principal Balance of Mortgage/Lien: \$ 200,000

**NOTE TO RECORDING OFFICER: THIS ORDER MUST BE
CERTIFIED BY THE BANKRUPTCY COURT WITH THE
APPROPRIATE SEAL BEFORE IT MAY BE RECORDED**

¹ In the original Order on Motion to Cancel and Discharge [ECF No. 101], the location of the Real Property was incorrectly listed as 1060 Wilson Street, Teaneck, NJ 07666.

In re:
Pauline Tomlinson
Debtor

Case No. 16-33113-JKS
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: May 16, 2024

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 18, 2024:

Recip ID	Recipient Name and Address
db	+ Pauline Tomlinson, 1060 Wilson Avenue, Teaneck, NJ 07666-1812
aty	+ Sam Mallin, 219 Terrace Drive, Chatham, NJ 07928-5006

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 18, 2024 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 16, 2024 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
John R. Morton, Jr.	on behalf of Creditor Nissan Motor Acceptance Corporation ecfmail@mortoncraig.com mortoncraigeef@gmail.com
Marie-Ann Greenberg	on behalf of Trustee Marie-Ann Greenberg magecf@magtrustee.com
Marie-Ann Greenberg	magecf@magtrustee.com
Rebecca Ann Solarz	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION rsolarz@kmlawgroup.com
Stefanie Kennedy	on behalf of Creditor HAFNADIOR ENTERPRISES stefanie.f.kennedy@gmail.com

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U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

Walter D. Nealy

on behalf of Debtor Pauline Tomlinson nealylaw@gmail.com
r43366@notify.bestcase.com;walterdnealy-pc-5pBm29TvkU@mycasemail.com;wdnlawcatina@gmail.com

William M.E. Powers

on behalf of Creditor Bayview Loan Servicing LLC ecf@powerskirm.com

William M.E. Powers, III

on behalf of Creditor Bayview Loan Servicing LLC ecf@powerskirm.com

TOTAL: 10